



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION  
*ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT*  
3430 Court House Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

VOICE 410-313-2350  
FAX 410-313-3042

## June Minutes

### Thursday, June 3, 2021; 7:00 p.m.

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A public meeting of the Historic Preservation Commission was held on Thursday, June 3, 2021. Due to the State of Emergency and to adhere to social distancing measures, the meeting was not held at 3430 Court House Drive, Ellicott City, but was conducted as a virtual web meeting/conference call.

Ms. Tennor moved to approve the May 6, 2021 minutes. Ms. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Beth Burgess, Samantha Holmes, Lewis Taylor

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This Agenda identifies the work proposed and includes comments and recommendations from DPZ Staff. The recommendations included here do not constitute a decision of the Commission.

### **PLAN FOR APPROVAL**

#### **Regular Agenda**

1. HPC-21-18b – 3691 Sarah's Lane, Ellicott City (continued from May)
2. HPC-21-19 – 3790 Old Columbia Pike, Ellicott City
3. HPC-21-20 – 5073 Ten Oaks Road, Clarksville, HO-839
4. HPC-21-21 – 2796 Rogers Avenue, Ellicott City, HO-613

#### **OTHER BUSINESS**

1. Ellicott City Section 106 Consulting Parties Meeting #2 on June 11, 2021
2. Ellicott City Design Guideline Update – discussion of next steps
3. HPC Application Form Updates

## REGULAR AGENDA

### **HPC-21-18b – 3691 Sarah's Lane, Ellicott City**

Applicant: Kimberly Kepnes

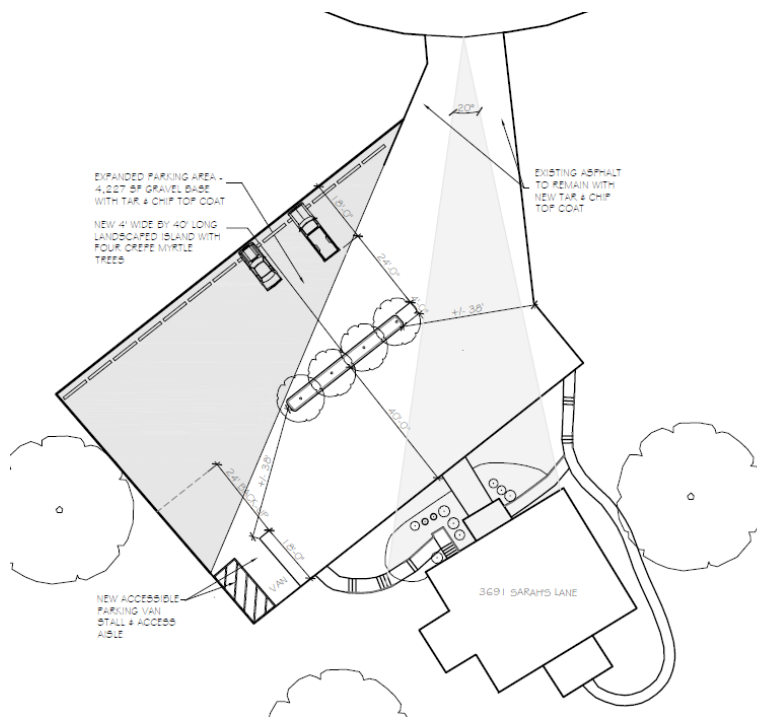
**Request:** The Applicant, Kimberly Kepnes, requests a Certificate of Approval to make exterior alterations at 3691 Sarah's Lane, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-59, Mt. Ida. The Inventory form explains that the traditional date for the construction of "Mount Ida" is given as 1828, but documentary research calls this into question, suggesting that construction likely began c. 1831-1833.

In October 2020, the Applicant presented an application to the Commission in case HPC-20-70 for approval of certain exterior alterations and advice on the northwest porch.

In February 2021, the Applicant presented another application to the Commission in case HPC-21-03 for approval of exterior alterations, such as constructing driveway entrance columns and lights, constructing a first-floor porch, adding shutters to the structure, installing fencing and adding a sidewalk to the new porch.

In May 2021, the Applicant was approved in case HPC-21-18a for several items of work, consisting of the construction of a bluestone path with granite steps to the northwest service entry door, installation of black metal railings and the construction of an ADA door and ramp. The request for the parking lot expansion was continued.



**Figure 1 - Proposed revision to parking lot.**



**Figure 2 - View from driveway**

### **Scope of Work:**

The original proposal for the parking lot expansion consisted of:

- 1) **Parking Lot –**
  - a. Existing portion of asphalt parking area to be coated with two layers of gray granite tar and chip gravel surface, size #7-8.
  - b. Install new triangular parking area, to square off overall parking lot with sub-base gravel RC6 with two layers of gray granite tar and chip gravel surface, size #7-8.
  - c. Install a 4-foot by 65-foot landscape island. Install four crape myrtle trees in island.
  - d. Install concrete parking bumpers to identify parking spaces.
  - e. Install a cobblestone perimeter edging along north and northeast section of parking area.
  - f. Stripe the ADA space and install ADA sign.

The Applicant revised the following items in the application:

- 2) **Parking Lot**
  - a. Install new triangular parking area to square off the overall parking lot – a 4,227 square foot gravel base with tar and chip top coat.
  - b. Install a 4-foot wide by 40-foot long landscape island. Install four crape myrtle trees in island. The island has been reduced by 25 feet in length.

**HPC Review Criteria and Recommendations:** The following Guidelines and write up are carried over from the original application and has not been updated to reflect the revised submission.

### **Chapter 10.A: Parking Lots, Public Streets and Street Furniture; Paving Materials and Street Design**

- 1) *Chapter 10.A recommends:*
  - a. *“Where historic materials such as cobblestone surfaces and granite curbs exist, maintain and preserve these materials in place.”*

- b. "For plazas, driveways, parking lots, walkways and other paved area, used stone or stone-like materials as alternatives to asphalt or concrete where practical."*

The parking lot does not currently contain cobblestone that can be preserved in place, however the Applicant proposes to add cobblestone edging to the parking area, introducing a historic material to the parking lot, which is consistent with Guideline recommendations. The cobblestone is not sited on the plan so the design should be in compliance with all ADA requirements to accommodate walkways and openings and not create trip hazards.

The proposed tar and chip parking lot surface complies with the Guidelines to use stone-like materials as alternatives to asphalt.

**Chapter 10.B: Parking Lots, Public Streets and Street Furniture; Off-Street Parking**

- 1) Chapter 10.B recommends, "use landscaped area, including trees, around the border of and within parking area to provide shade and visual interest and to break up large expanses of paving."*

The proposal to add crape myrtles into the landscaped island in the parking lot complies with the Guidelines but may be a buffer to the viewshed of the structure, since the existing parking lot is already in the viewshed. The tree variety was not identified in the application so the size of the crape myrtles is not known. Trees and landscaping could also be planted and clustered in a manner that will not further detract from the historic viewshed, such as by adding it to the perimeter of the parking lot to buffer cars from the structure or clustering within the island. Any future expansion, if needed, should be considered further away from the building's historic viewshed.

**Chapter 10.B: Parking Lots, Public Streets and Street Furniture; Off-Street Parking**

- 1) Chapter 10.B recommends, "locate new parking facilities to minimize the impact on historic buildings and streetscapes. Design parking area, curb cuts and driveways to be no larger or wider than necessary to accomplish their function. Minimize disturbance of existing topography and mature trees."*

Creating a parking lot directly in front of a historic building would not be recommended, as typically a drop off or circular driveway is most appropriate. However, this parking lot currently exists adjacent to the entrance. Aerial photography dating to the 1970s/1980s shows the lot has been triangular in shape. The proposal to make the parking lot more rectangular is practical for the design of a parking lot, but the lot should not be larger than necessary in order to comply with the Guidelines. The proposed expansion of parking is 4,227 square feet and the site plan does not provide overall measurements of the parking lot, but it appears the final proposed lot would be close to 10,000 square feet of finished parking. The existing linear parking is approximately 120 feet, accommodating a row of an estimated 12-13 spaces pending ADA parking (using the standard 9x18 foot size of a parking space).

**Staff Recommendation to the HPC:** Staff recommends the HPC determine if Item 3, the proposed alterations to the parking lot, complies with the Guidelines, which recommend "to be no larger or wider than necessary to accomplish their function" and "use landscaped area, including trees, around the border of and within parking area to provide shade and visual interest and to break up large expanses of paving."

**Testimony:** Mr. Shad swore in Ms. Kepnes. Ms. Kepnes explained the updates made to the application. The island was reduced in in length, and gave them the ability to have enough room for a drop off loop in the front and room for a car to move around the stopped car behind. They did not add the shrubs

along the backside where cars are proposed to park. Ms. Kepnes said crape myrtles can be 10 to 12 feet plus in height and they are s open to using a semi-dwarf and would cluster them in the island.

Mr. Reich said the Applicant has done a really good job with the parking lot and said the crape myrtle is a good choice because it is not a dense tree and it can be seen through year round, even in full bloom. He said the colors will look nice against the house and the tree will help break up the gravel surface in front of the house.

Ms. Kepnes said they are willing to add additional plantings if needed. Mr. Reich said that might be a good idea, but wasn't sure if they needed to make that a requirement.

Mr. Roth thought the plan was much improved. He liked the idea of plantings along the edge, but agreed it may not need to be required. Mr. Roth said that crape myrtles can get tall, such as 20 feet tall, and he thought the semi-dwarf versions would be a good idea. Mr. Roth said the historic vista is preserved and he thought the plan looked good.

Ms. Zoren thought the plan looked better as well. She thought the south side of the island still had too much pavement, since it read at 40 feet and only 24 to 26 feet was needed to get traffic past the drop off zone. She wanted to see that area reduced in size.

Ms. Kepnes said that as the island came in, there was concern it was in the viewshed, and they wanted to accommodate drop off vehicles with doors open as cars came around the island. Ms. Zoren said she was talking about removing the surplus surface by the house to make it a more reasonable width for the traffic that will actually be there. Ms. Zoren said that islands are typically 10 feet wide and that 4 feet wide may not be enough room for the crape myrtles to grow.

Ms. Kepnes said they could make the width of the island larger and she was happy to increase the size of the island to 10 feet by 40 feet (instead of 4 feet by 40 feet), which would give them additional room for the plantings. Ms. Tennor agreed a wider island would help the plantings and would soften the parking lot more. Ms. Tennor said the exhibits submitted demonstrate how the components will work to keep the viewshed intact.

Ms. Kepnes said they would agree to the hedgerow and the opportunity to increase the island. Mr. Shad did not have any additional comments.

Mr. Taylor asked Ms. Kepnes if she had amended the application to put in the hedgerow and to increase the width of the island from 4 to 10 feet. Ms. Kepnes agreed.

Motion: Ms. Tennor moved to approve the application as amended. Mr. Roth seconded. The motion was unanimously approved.

#### **HPC-21-19 – 3790 Old Columbia Pike, Ellicott City**

Applicant: Kelly McMillan

**Request:** The Applicant, Kelly McMillan, requests a Certificate of Approval to make exterior alterations at 3790 Old Columbia Pike, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the building on the property dates to 1899.

The property was previously before the Commission in 2017 in case HPC-17-78, when the previous owner submitted for approval to fix a zoning violation due to alterations with HPC approval, consisting of painting various surfaces bright red color, using caulk to repoint historic mortar between granite units, applying spray insulation foam to gutters and other parts of the structure and applying tar to various exterior surfaces such as siding and doors.

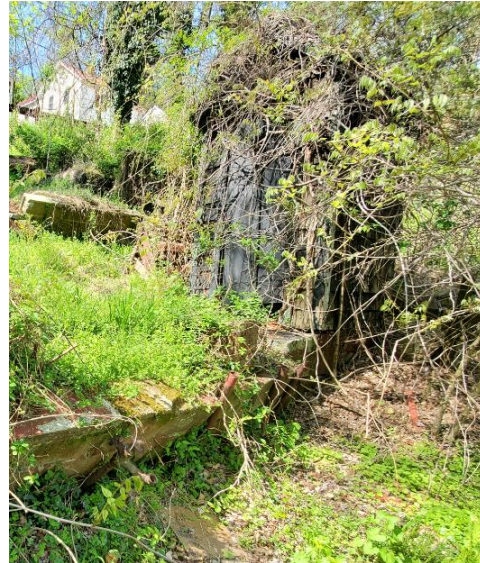
The Applicant recently submitted an application for various exterior repairs/cleanup, which was processed through the Minor Alteration process in case MA-21-16.

**Scope of Work:** The Applicant now seeks approval for the following work:

- 1) Remove deteriorated deck around shed.
- 2) Install a fence at the end of the shed, once the deck is removed, due to a change in grade. The fence will be black metal fencing, matching that on the neighboring property.
- 3) Remove asphalt on upper patio area behind house (see Figures 8 and 9) and level out. Replacement material not yet determined, possibly flagstone and gravel.
- 4) Install stone pavers and pea gravel in place of the deck around the shed, and in place of the decking on the lower rear patio area (see Figure 7).
  - a. The flagstone will be a dark gray.
  - b. The gravel fill (or comparable material) still needs to be determined.
- 5) Remove wooden stairs on rear hillside leading from Parking Lot D to the rear of the house. The stairs are rotting and in poor condition. Install flagstone pavers in place of wood steps.
- 6) Demolish the outhouse.



**Figure 3 - Rear wooden steps proposed to be removed.**



**Figure 4 - Outhouse proposed to be demolished.**





Figure 5 - Deck proposed to be removed.

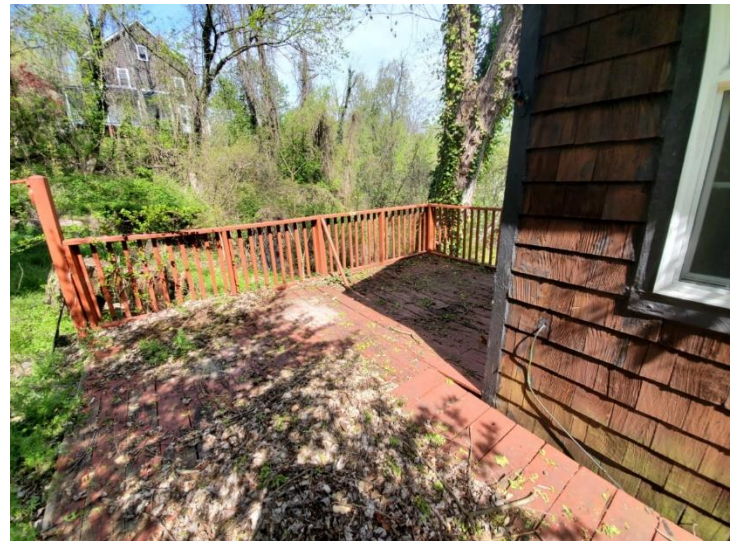


Figure 6 - Deck proposed to be removed



Figure 7 - Remove decking from lower patio and install flagstone and gravel.



Figure 8 - Upper patio area to be leveled and asphalt removed.

#### HPC Review Criteria and Recommendations:

##### ***Rules of Procedure, Section 302, Demolition and Relocation of Structures in Historic Districts; Classification of Structure***

1. Section 302 states, "Before acting on an application for demolition or relocation, the Commission shall determine whether the structure is a Structure of Unusual Importance. Structures of Unusual Importance are structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district. Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.



2. Section 304 of the Rules of Procedure provide a process and standards for review for the demolition of structures within the historic district. While the outhouse may be an old structure, it does not appear to be of Unusual Importance, is a utilitarian structure with no distinguishing architectural features and is in poor condition, presenting a hazard on the property. Similarly, the rear deck is a modern structure, and does not appear to have been approved when constructed by the previous owner. It is in disrepair and its removal will improve the appearance of the historic property and setting.

**Chapter 9.D: Landscape and Site Features; Walls, Fences, Terraces, Walkways and Driveways**

- 1) Chapter 9.D recommends:
  - a. *“Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”*
  - b. *“Install open fencing, generally not more than five feet high, of wood or dark metal.”*

The proposed fencing, to be located at the edge of the shed where the grade changes (which will be visible once the deck is removed), complies with the Guideline recommendations as the style, color and material will match a neighboring black metal fence.

**Chapter 9.D: Landscape and Site Features; Walls, Fences, Terraces, Walkways and Driveways**

- 1) Chapter 9.D recommends:
  - a. *“Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”*
  - b. *“Construct new terraces or patios visible from a public way from brick, stone or concrete pavers design to look like indigenous stone.”*

The proposed installation of the dark gray pea gravel and flagstone in place of the deck and existing asphalt patio complies with the Guidelines. While, the patio will be minimally visible due to the grade change from Parking Lot D to the rear yard, or from Old Columbia Pike to the rear yard, the stone material will be compatible with the granite on the historic house.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the application as submitted, to consist of:

- 1) Item 1- Remove deteriorated deck around shed.
- 2) Item 2- Install a fence at the end of the shed. The fence will be black metal fencing, matching that on the neighboring property.
- 3) Item 3 - Remove asphalt on upper patio area behind house and level out. Recommend approval if the same flagstone and gravel is used, otherwise Staff recommends the HPC discuss Minor Alteration processing once the information is known.
- 4) Item 4a - Install stone pavers and gravel in place of the deck around the shed, and in place of the decking on the lower rear patio area. The flagstone will be a dark gray.

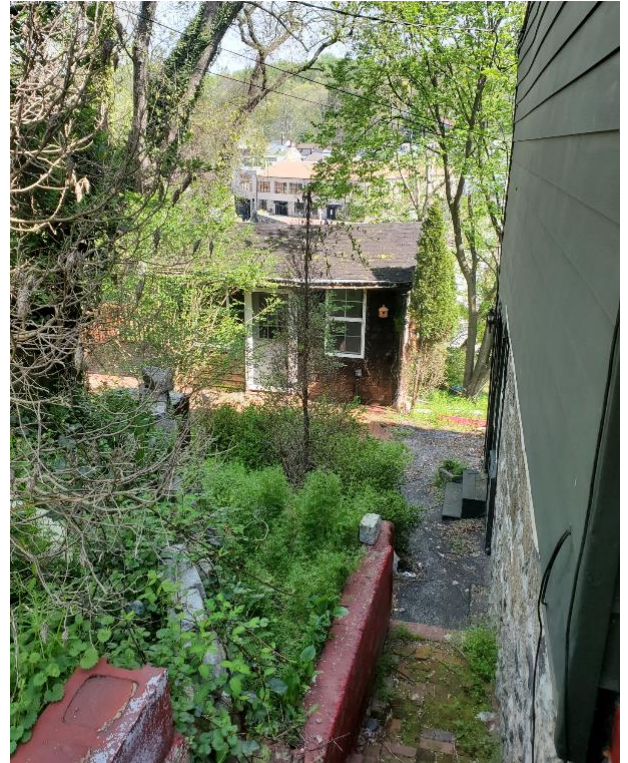


Figure 9 - View looking at side of house from front of house along Old Columbia Pike.



- 5) Item 4b - The gravel fill (or comparable material) still needs to be determined. Staff recommends the HPC discuss Minor Alteration processing once the information is known.
- 6) Item 5 - Remove wooden stairs on rear hillside leading from Parking Lot D to the rear of the house. The stairs are rotting and in poor condition. Install flagstone pavers in place of wood steps.
- 7) Item 6 - Demolish the outhouse.

**Testimony:** Mr. Shad swore in Ms. McMillan. Ms. McMillan did not have any comments on the staff report.

Mr. Reich said it all looked straight forward and they just needed to discuss the type of gravel. Ms. McMillan does not have a preference and is open to anything for gravel. Mr. Reich said pea gravel would look appropriate. Ms. McMillan asked what color pea gravel they would want. Mr. Reich said most pea gravel is a sand color and would look appropriate with any flagstone. The Commissioners thanked the Applicant for taking on this project. Ms. McMillan for taking on the property and project8.

Mr. Roth thanked the Applicant for taking on the project. He said the proposal looks good and said doing the gravel in a complimentary color to the pavers and submitting through Minor Alterations is fine. Ms. Holmes said that the Commission could also approve the gravel, if they didn't feel it needed to go through Minor Alterations.

Ms. Zoren said the application looked good and agreed with Mr. Reich's recommendation on the gravel.

**Motion:** Mr. Roth moved to find that the outhouse was not a Structure of Unusual Importance. Mr. Reich seconded. The motion was unanimously approved.

Mr. Roth moved to approve the application as submitted, that Item 4b the gravel fill, can be sand colored pea gravel. Ms. Tennor seconded. The motion was unanimously approved.

#### **HPC-21-20 – 5073 Ten Oaks Road, Clarksville, HO-839**

Applicant: Jean-Adrien Abrams

**Request:** The Applicant, Jean-Adrien Abrams, requests Advisory Comments on the building plans for conditional use at 5073 Ten Oaks Road, Clarksville.

**Background and Site Description:** This property is listed on the Historic Sites Inventory as HO-839, Downs Log House. The Historic Sites Inventory form explains that the log house was built post-1830 and the original portion of the house dates circa 1840. The Inventory form was first written in 2004, and later updated in 2009 as part of a State Highway Administration study. The 2004 Inventory notes the house has bene "much altered" and provides the following description of the house:

"The original structure was a two-story log house with a side gabled roof and stone and brick exterior end chimneys on the gable ends. A two-story frame addition with a cross gabled roof was added to the ear of the original structure some time in the mid-late 19<sup>th</sup> century and another large two-story frame addition was added to the rear of that addition in the mid-20<sup>th</sup> century. An interior brick chimney pierces the ridge of the roof between the two additions on the exterior, the historic nature of the house is undermined by the aluminum siding that covers the whole house, the replacement windows, and the fact that the original front façade no longer contains a door."

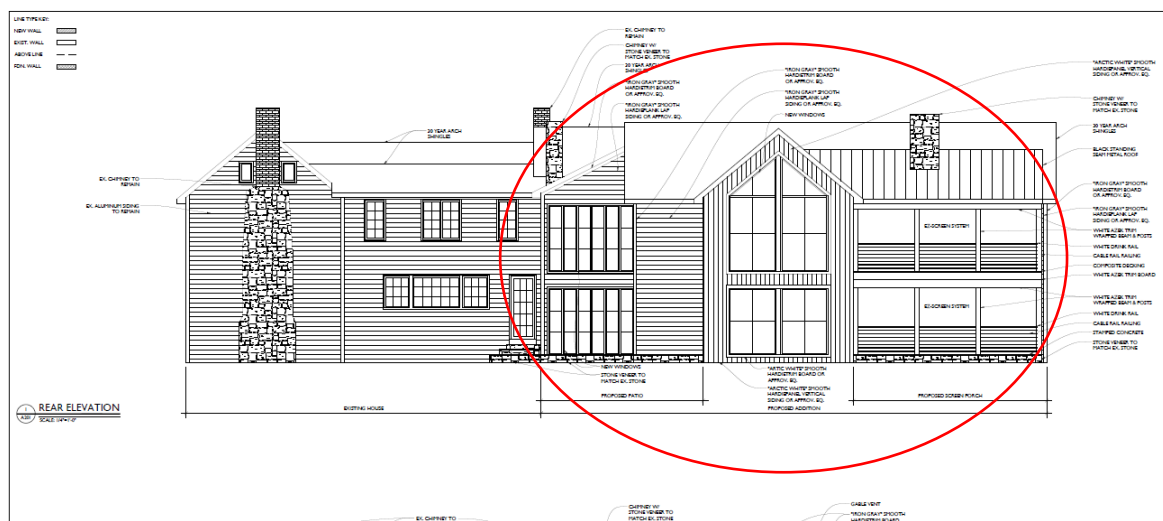




**Figure 12 - Front façade of house. The portion known as Downs Log House is on the far right.**



**Figure 13 - Rear of house. Downs Log House on the far left. Proposed addition to be located where the red circle is shown.**



### Figure 14 - Proposed rear addition





The addition complies with the Secretary of the Interior Standards for Rehabilitation. The addition will be located on portion of the home dating to the 1950s, which was then altered in 2000. The original historic house has already been altered with 19<sup>th</sup> and 20<sup>th</sup> century additions, as noted in the Inventory form.

On the rear addition, the form of the windows differ from those on the remainder of the house, with the triangular windows on the central gable bay. While this complies in terms of differentiating the addition, it is a very contemporary design that could age quickly, whereas the remainder of the addition and historic house has simple, complimentary design and fenestration.

**Staff Recommendation to the HPC:** Staff recommends the HPC provide advice on the design of the new addition.

**Testimony:** Jean-Adrien Abrams and Ha Abrams were sworn in. Mr. Abrams said the description was accurate and they are creating an aging in place plan for his parents, as well as to raise their family. there. Mr. Reich said he was trying to understand the extent of the addition, as there was no overall plan, just the elevations. Mr. Reich asked a series of questions to clarify the location of the addition. Mr. Reich asked if the siding was being matched and Mr. Abrams said it would be matched. Mr. Reich asked if the roofing would match and Mr. Abrams said that was not determined yet. Mr. Abrams said the roofing was not determined yet, as his mother wanted a standing seam metal roof. He explained that the current roof is a mix of asphalt and standing seam. Mr. Reich said that a hand seamed roof would have most likely been there in 1840. Mr. Reich complimented the design and said the Applicant did a good job with the massing of the addition. Mr. Reich discussed the new windows. He said the new triangular windows did not look appropriate with the house, and looked out of place. He said a bank of windows would look more appropriate, but said the triangular ones look like ones from the 1970s.

Mr. Reich said the porch fits with the era, and it needs to be detailed to look compatible and not like new construction. He explained the correct trims and mouldings should be used. Mr. Reich recommended making the triangular windows flat. He said the overall massing fits with everything. He said the location of the addition was a good decision, behind the main façade and away from the log house.

Ms. Zoren said they have done a good job with the massing and location of the addition. She commended the Applicant for the time spent on maintaining the property and designing the addition. She said the architect has done a good job maintaining a calm and consistent roofline. She said the window patterns could be calmed down a little bit, as there is a variety of shapes, sizes and sill heights. She said when the sill heights are consistent horizontally across an elevation, then another feature can focused on and made special. She said if the elevations were cleaned up a bit, it would calm down the design. She suggested scaling the new windows to match the historical size and leave the large windows as a special feature. From a historic perspective, when looking at the front of the log house, she said that would be the most important place to do that calming down she is talking about. She suggested matching the windows in scale to the historic windows, leaving the link piece as something special in between, since it will be visible from the front view of the cabin. She likes the double height porch. She said the triangular windows will date a bit and not end up fitting with the historic portion of the house. She likes the vertical siding and suggested playing on the historic barn on the property in order to replicate an element on the property for the bay with the triangular window, which would be more historically appropriate way to highlight the construction.

Mr. Roth agreed with Mr. Reich and Ms. Zoren's comments. He said the side elevation has the existing house in the foreground, and the new addition will be visible. He agreed with Ms. Zoren that more

attention to that view would be helpful. Mr. Roth said he understand the property is entered at an angle and that the addition will not be easily seen. He also agreed the triangular windows appear dated.

Ms. Tennor also concurred with Mr. Reich and Ms. Zoren. Ms. Tennor liked the addition of the standing seam roof over the porch. She thought bringing some stone into the rear elevation was a nice touch in uniting two different structures. Ms. Tennor agreed with Ms. Zoren on bringing more unity to the structure in the fenestration of the windows on the addition, to reference the historic windows. She also suggested removing the triangular windows.

Mr. Shad also concurred with the other Commissioners. He recommended using the standing seam roof, which can add 20 years or more to the life of a roof. He said the Applicant has done a good job in combining the two structures, but maintaining a visual separation.

**Motion:** There was no motion as the case was for Advisory Comments.

### **HPC-21-21 – 2796 Rogers Avenue, Ellicott City, HO-613**

Applicant: Tim Burkard

**Request:** The Applicant, Tim Burkard, requests Advisory Comments for the subdivision and site development plan at 2796 Rogers Avenue, Ellicott City, HO-613.

**Background and Site Description:** This property is listed on the Historic Sites Inventory as HO-613, the Jacques House. The property is not located in a historic district. According to the Inventory form, the house dates to 1877. The Inventory form explains that the house “reflects a popular type of Maryland rural vernacular late Victorian architecture with its gable front and wing plan and prominent arched gable window surrounded by imbricated shingles. Although the building was moved a few hundred feet south during the construction of Interstate 70, the property still retains integrity in design and setting.”

The Inventory provides the following architectural description:

The clapboard house is two bays wide and three bays long with a one-bay wing on the north side. It has a gable front orientation, with a round-arched louvered window surrounded by an elaborate shingle pattern alternating coursed rows of fishscale, sawtooth and chiseled designs in a shallow gable. There is a bay window in the southwest corner of the first floor and narrow corbelled chimneys are located in the ridge of each gable end. There is a one-bay gabled ell on the northwest corner of the house, which has a small brick chimney, and a one-bay shed roof addition in the south west corner of the house. Because it was moved in the 1950's, the house rests on a concrete foundation. The porch, which has a concrete floor, wraps around the east and north and is supported by six chamfered wood posts. The roof of the house and porch is covered with rolled asphalt. The house has a six-paneled wood front door framed by a transom and sidelights. The windows are double-hung 2/2 sash with simple wood lintels and sills flush with the walls. There are no shutters. Two historic outbuildings are located east of the main house: a hipped roof frame cold cellar/storage shed, a hipped-roof frame spring house. There is also a gable-roofed frame garage/shop built during the mid-20th century north east of the main house. A badly deteriorated gable-roofed frame summer house that appears to have been constructed in the late 19th century is located north west of the main house.

The Inventory form (date unknown, possibly 2004 or prior) notes the house was abandoned and boarded up for about four years at the time of the Inventory and that a fire had damaged the interior of the building.







Figure 21 - Current front facade of house.



Figure 22 - Outbuilding to be demolished.

## HPC Review Criteria and Recommendations:

### Section 16.118 – Protection of Historic Resources

- 1) *Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting. If demolition is proposed, information explaining this decision shall be provided (structural condition, cost to retain, etc.).*

The historic structure, noted for reflecting “a popular type of Maryland rural vernacular late Victorian architecture with its gable front and wing plan and prominent arched gable window surrounded by imbricated shingles,” no longer retains those characteristics. The house has been heavily altered and damaged over the years, as noted, by fire, removal and enclosure of historic features and spaces and the construction of building additions and new materials. The historic house does not appear integral to the historic setting.

There are a few outbuildings, in addition to the historic house, on the property. Prior to any demolition permits being issued, the County Architectural Historian will have an opportunity to document the structures through the demolition permit review process.

**Staff Recommendation to the HPC:** Staff recommends the HPC provide advice regarding the demolition and site development plan.

**Testimony:** Mr. Shad swore in Tim Burkard and Sam Alomer. The Applicants did not have any additional information to add. Mr. Shad said there were two people would who like to testify. Mr. Shad swore in John Hoolachan and Siju Sebastian.

Mr. Hoolachan said he owns the property adjacent to this development. He said that without looking at the exhibit, it does not do justice to the historic resources on the property. He explained that are about 15 other historic resources in the vicinity on Rogers Avenue. He mentioned the Good Shepard Cemetery and Chapel, HO-890, and then his house, is HO-614 and another house on North Ridge Road, which is not on the Howard County Historic Sites Inventory, but is similar to the Rogers House, HO-615, which was originally a log house. He said that while it is not a historic district, it contains many historic sites that speak to Howard County history. He said neighboring developments have retained and incorporated historic houses into the subdivision. He suggested that similar consideration should be given to this house in the subdivision of the property. He said that he submitted photographs of the Jacks House to Staff, that appears to be a foundation wall of cut stone, that may have some historic

merit. He said that when they attended the community meeting, there appeared to be no historic recognition of the historic value of the property.

Mr. Sebastian agreed with Mr. Hoolachan. He is also adjacent to the subject property and is against the demolition of the structures on the property.

Mr. Hoolachan added that his house is circa 1845, in the description of HO-614, it describes a one mile driveway, which he has maintained, so the setting of his house now looks at a wooded area and will now look at the end of a cul-de-sac. He said there are also specimen trees on the property, which have not been mentioned. He asked if that has any weight in the discussion.

Mr. Alomer wanted to emphasize that they agree with the report that the house no longer retains its historic character.

Mr. Reich did not agree that the historic character of the property is gone, he said Figure 20 showed that the historic pieces are still there, but is just covered up by multiple additions. He said that removal of those additions and alterations would probably show the historic house is still there. He said the developer is missing an opportunity to retain the house at the front of the subdivision. He said the plan could be reorganized and the house could be retained and recommended saving the historic house, which is part of a greater setting. He said the house could be renovated within a month or two, versus the subdivision process which takes years. He suggested the house be used as a townhouse, a single family house with an addition, or even the sales office for the development. Mr. Reich discussed various aspects of the subdivision and site development. He suggested some exploratory work take place to see what exists on the historic structure.

Mr. Roth said being that close to an interstate is a big disincentive to putting money into a home. He said the house here is probably not so economically viable, even if it does have good bones. He said the issue is not about the house, but the proposal is disrespectful to the surrounding community and surrounding historic structures. He said the neighbors are living next to an R-20 parcel, with an understanding of what that could be for the setting and future development and then the conditional use allows a much denser development than the base zoning would allow. Mr. Roth's advice would be to abandon the project, conditional use and build in the R-20.

Ms. Zoren agreed with Mr. Reich and Mr. Roth. She said the site plan is incongruous with the surrounding community, has a negative impact along the historic context of Rogers Avenue. She said there is an opportunity to keep the house, the house could be renovated, something could be built in the same shape, style and massing to keep the historic house and its relation to Rogers Avenue as the entry feature to the community. She said the siting would allow the road to stay the same and they would probably get the same yield. She said that no matter what happens with the house, it should be documented and anything in it with historic value should be salvaged if it is demolished. She said the historic house could make this development stand out from other similar developments.

Ms. Tennor agreed with the other Commissioners. She said that she has lost count on the number of historic properties that have come before her, that because the historic structures have been altered, the houses are proposed for demolition. She said that alterations are not a reason for demolition. The additions can be removed and the structure in Figure 19 can be seen. She does not understand why the existing house cannot be rehabbed and serve as a community center. She agreed the density is not appropriate and that there must be a way to develop the property to fit with its surroundings.



Mr. Shad concurred with the comments by the other Commissioners. He recommended saving the historic house and restoring it to its original condition. He suggested adding 3 to 4 houses of similar size, which would be more appropriate to the setting and neighboring houses.

Mr. Burkard summarized that due to the alterations to the house is why they went that route with the denser zoning. He said this property abuts another 55 plus plan and that's why they came up with this plan.

**Motion:** There was no motion as the case was for Advisory Comments.

#### **OTHER BUSINESS**

- 1) Ellicott City Section 106 Consulting Parties Meeting #2 on June 11, 2021
  - a. The Commission discussed attendance at the meeting. Mr. Shad requested the topic be added to the July 1 agenda for discussion.
- 2) Ellicott City Design Guideline Update – discussion of next steps
  - a. There were no updates for this item.
- 3) HPC Application Form Updates
  - a. There were no updates for this item.

Mr. Shad moved to adjourn at 8:59 pm. Mr. Roth seconded. The motion was unanimously approved.

\*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

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S. Allan Shad, Chair

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Beth Burgess, Executive Secretary

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Samantha Holmes, Preservation Planner